



PULLEN
REAL ESTATE • FRANCE

THE KEY TO PROPERTY IN THE LANGUEDOC

PRICE: 495,000€ (incl. agency fees payable by vendor)

Extraordinary barn conversion with pool in large village close to Canal du Midi



Extraordinary barn conversion offering approximately 323m² of habitable space comprising 5 bedrooms and 4 bathrooms, with a large sunny south-facing terrace, first floor swimming pool, massive garage and views of vineyards and the distant Pyrenees.

This imposing stone building, which is on 2 floors, has been entirely renovated to create a contemporary loft style home with all the living space on the first floor. On the ground floor, the entrance door opens onto an immense entrance hall where the original concrete wine vats have been retained as features. This space is used as an entertainment space.

A sweeping staircase from the hall leads to a corridor on the first floor which runs along one side of the house, opening onto a grand light filled open plan living room at the other end. This room is divided into a kitchen area, a salon and a dining area. At the salon end of this room there are large sliding glass doors opening onto the swimming pool and terrace. Two large windows to the rear give views of the surrounding vineyards and the Pyrenees. The kitchen is fully fitted with a breakfast bar and pantry. There is also a utility room.

All the five bedrooms are accessed from the corridor, facing and with direct access to the terrace. The master suite has its own dressing room and bathroom. There are 3 further bedrooms, each with en-suite bathrooms and the last bedroom is currently used as an office.

At the salon end of the corridor, a staircase leads down to a cavernous garage. It was anticipated that a lift would be installed at this spot so a lift shaft has been created but no lift has been installed as yet.

Outside, the loft benefits from a south facing terrace and a larger than average swimming pool built into the wine vats below. Recently some of the terrace has been enclosed to create a relaxing yoga or exercise space looking down into the entrance hall. The garage can be accessed from the off-street parking to the side of the building or from the house.

This property is in excellent condition throughout and would make a spectacular, low maintenance residence, with potential for summer rentals.

****non contractual information****

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Ground Floor:

Entrance hall – 110m²

Garage circa 300m²

1st Floor:

Corridor - 32m²

Bedroom 1 -16.3m²

Bedroom 2 - 16m²

Bathroom - 4m² (with access from the corridor or bedroom 2)

Bedroom 3 - 10.6m²

Master Bedroom - 20m²; Dressing room -6m²; Bathroom - 4m²

Bedroom 5 - 14.6 m²; Bathroom - 5m²

Salon - 72m²

Kitchen -16m²

Utility room - 5m²

Exercise space -32.2 m²

Exterior:

Terrace - 138m²

Swimming Pool - 11m x 4m

Offstreet parking for two cars

General:

Reversible air conditioning

Log burning stove in living room

Double glazing throughout

Mains drainage

Tax Foncière approx. 2700€p.a

Location:

Canet - Large, lively village close to the Canal du Midi with all amenities including café/bar, general store, etc. 20 minutes from Narbonne and beaches, 30 minutes from Carcassonne (and its airport); 45 minutes from 2 further airports at Béziers and Perpignan

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